

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

GO6/80 Carlisle Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$375,000

&

\$395,000

### Median sale price

Median price \$515,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2023

to

31/03/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property        | Price     | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 1/23 Irwell St ST KILDA 3182          | \$395,000 | 24/05/2023   |
| 2 | 308/163-169 Inkerman St ST KILDA 3182 | \$390,000 | 30/04/2023   |
| 3 | 505B/21 Inkerman St ST KILDA 3182     | \$380,000 | 17/04/2023   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/06/2023 10:44

 1
  1
  1

Property Type:

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

March quarter 2023: \$515,000

## Comparable Properties



1/23 Irwell St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  -

Price: \$395,000

Method: Private Sale

Date: 24/05/2023

Property Type: Apartment



308/163-169 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$390,000

Method: Private Sale

Date: 30/04/2023

Property Type: Apartment



505B/21 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$380,000

Method: Private Sale

Date: 17/04/2023

Property Type: Apartment